

041.B

0001

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

471,300 / 471,300

USE VALUE:

471,300 / 471,300

ASSESSED:

471,300 / 471,300



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 19 | | DARTMOUTH ST, ARLINGTON |

OWNERSHIP

| | | | |
|----------|--------------|---------|----|
| Owner 1: | HOWELL BRIAN | Unit #: | 19 |
|----------|--------------|---------|----|

| | |
|----------|-------------|
| Owner 2: | WEIL RACHEL |
|----------|-------------|

| | |
|----------|--|
| Owner 3: | |
|----------|--|

| | |
|-----------|-----------------|
| Street 1: | 19 DARTMOUTH ST |
|-----------|-----------------|

| | |
|-----------|--|
| Street 2: | |
|-----------|--|

| | |
|-----------|-----------|
| Twn/City: | ARLINGTON |
|-----------|-----------|

| | | | | | |
|----------|----|--------|--|----------|---|
| St/Prov: | MA | Cntry: | | Own Occ: | Y |
|----------|----|--------|--|----------|---|

| | | | |
|---------|-------|-------|--|
| Postal: | 02474 | Type: | |
|---------|-------|-------|--|

PREVIOUS OWNER

| | |
|----------|---------------------------|
| Owner 1: | BOSETTI DAMON RICHARD & - |
|----------|---------------------------|

| | |
|----------|-------------------------|
| Owner 2: | MARTIN CONSTANCE JEAN - |
|----------|-------------------------|

| | |
|-----------|---------------------|
| Street 1: | 19 DARTMOUTH STREET |
|-----------|---------------------|

| | |
|-----------|-----------|
| Twn/City: | ARLINGTON |
|-----------|-----------|

| | | | |
|----------|----|--------|--|
| St/Prov: | MA | Cntry: | |
|----------|----|--------|--|

| | |
|---------|-------|
| Postal: | 02474 |
|---------|-------|

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 988 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | R2 | TWO FAMIL | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 7012 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-------------------|
| 102 | 0.000 | 471,300 | | | 471,300 | | 154031 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 05/30/18 |
| | | | | | | | !3502! |
| | | | | | | | PRINT |
| | | | | | | | Date Time |
| | | | | | | | 12/10/20 18:44:16 |
| | | | | | | | LAST REV |
| | | | | | | | Date Time |
| | | | | | | | 04/28/20 14:46:55 |
| | | | | | | | apro |
| | | | | | | | 3502 |
| | | | | | | | ASR Map: |
| | | | | | | | Fact Dist: |
| | | | | | | | Reval Dist: |
| | | | | | | | Year: |
| | | | | | | | LandReason: |
| | | | | | | | BldReason: |
| | | | | | | | CivilDistrict: |
| | | | | | | | Ratio: |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 102 | FV | 423,800 | 0 | . | . | 423,800 | 423,800 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 436,800 | 0 | . | . | 436,800 | 436,800 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 386,900 | 0 | . | . | 386,900 | 386,900 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 353,200 | 0 | . | . | 353,200 | 353,200 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 307,100 | 0 | . | . | 307,100 | 307,100 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 284,100 | 0 | . | . | 284,100 | 284,100 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 271,400 | 0 | . | . | 271,400 | 271,400 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 271,400 | 0 | . | . | 271,400 | 271,400 | | 12/13/2012 |

SALES INFORMATION

| TAX DISTRICT | | Parcel ID | | PAT ACCT. | |
|-----------------|-----------|-----------|------------|-----------|------------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price |
| BOSETTI DAMON R | 72715-104 | 2 | 6/5/2019 | | 535,000 |
| BAUMAL MURRAY, | 62140-479 | | 6/28/2013 | | 365,000 |
| JOHN DAVID | 53900-191 | | 11/25/2009 | | 325,000 |
| BLOCK THOMAS C/ | 43330-73 | | 7/20/2004 | | 325,000 |
| KELLEY MICHAEL/ | 24567-267 | | 5/26/1994 | | 117,000 |
| | | | | | Y |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|------------|--------|----------|--------|-----|------------|----------|------------|--------------------|-----------|--------------|-----|---------|
| 1/13/2014 | 45 | Solar Pa | 14,310 | C | | | | | 10/1/2019 | SQ Returned | JO | Jenny O |
| 7/15/2002 | 549 | Porch | 9,700 | C | | | | REPLACE FRONT PORC | 5/30/2018 | Measured | DGM | D Mann |
| 10/29/2001 | 814 | Porch | 12,100 | C | | | | REPLACE REAR PORCH | 2/10/2014 | Info Fm Prmt | EMK | Ellen K |
| | | | | | | | | | 5/6/2000 | | 197 | PATRIOT |
| | | | | | | | | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

| | | | | | | | | | | | | | | | | | | | |
|------------------------------------------|-------------------|-------|-----|------------------------------------|-------------------|-------------------------|-----|----------------------------------------------|---------------------|-------|---------------------|----------------------|------|--------|------------|------------------------|--------------|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | |
| Type: 99 - Condo Conv | | | | Full Bath: 1 | Rating: Very Good | | | BK; 20445 PG; 4 643-1633, Building Number 1. | | | | | | | | | | | |
| Sty Ht: 1 - 1 Story | | | | A Bath: | Rating: | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | |
| Foundation: 2 - Conc. Block | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | A HBth: | Rating: | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | | | | | | | | |
| Roof Struct: 2 - Hip | | | | OTHER FEATURES | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Very Good | | | | | | | | | | | | | | |
| Color: YELLOW | | | | A Kits: | Rating: | | | | | | | | | | | | | | |
| View / Desir: N - NONE | | | | Frl: | Rating: | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | | | |
| Grade: C - Average | | | | CONDOS INFORMATION | | | | | | | | | | | | | | | |
| Year Blt: 1923 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | | | | | | | | | | | | |
| Jurisdict: G11 | Fact: | . | | Floor: 1 - 1st Floor | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: 50.000000000 | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: 54 - 7012 | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GV - Good-VG | 10. % | | | No Unit | RMS | BRS | FL | | | | | | | | |
| Prim Int Wall: 2 - Plaster | | | | Functional: | | % | | 1 | 5 | 2 | 0 | | | | | | | | |
| Sec Int Wall: | | % | | Economic: | | % | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | | | | | | | | | | | | | |
| Prim Floors: 4 - Carpet | | | | Override: | | % | | | | | | | | | | | | | |
| Sec Floors: | | % | | Total: | 10.8 % | | | Totals | | | | | | | | | | | |
| Bsmt Flr: | | | | CALC SUMMARY | | | | COMPARABLE SALES | | | | SUB AREA | | | | SUB AREA DETAIL | | | |
| Subfloor: | | | | Basic \$ / SQ: 295.00 | | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | |
| Bsmt Gar: | | | | Size Adj.: 1.35000002 | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 0.99989998 | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 398.210 | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 66000 | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | Grade Factor: 1.00 | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | NBHD Inf: 1.14999998 | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | LUC Factor: 1.00 | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: | NO | | Adj Total: 528346 | | | | | Juris. Factor: 1.00 | | Before Depr: 457.94 | | | | | | | | |
| % Com Wall: | % Sprinkled: | | | Depreciation: 57061 | | | | | Special Features: 0 | | Val/Su Net: 477.02 | | | | | | | | |
| | | | | Depreciated Total: 471285 | | | | | Final Total: 471300 | | Val/Su SzAd: 477.02 | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 041.B-0001-0019.0 | | | | | | | | | | | | IMAGE | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | |
| | | | | | | | | | | | | | | | | | | | |
| More: N | Total Yard Items: | | | | | Total Special Features: | | | | | | | | Total: | | | | | |
| <i>AssessPro Patriot Properties, Inc</i> | | | | | | | | | | | | | | | | | 8 | | |